



6 Rock Mill Lane  
Leamington Spa | Warwickshire | CV32 6AP

FINE & COUNTRY



# STEP INSIDE

## 6 Rock Mill Lane

6 Rock Mill Lane is a 3 bedroom, 2 bathroom townhouse nestled amongst a collection of exclusive award-winning architecturally designed homes alongside the River Avon surrounded by gorgeous countryside & tranquil woodlands, yet with the convenience of living within walking distance of two historic towns of both Leamington Spa and Warwick. This is a rare opportunity for a discerning buyer to own a sublime riverside residence.

Park up & walk past the historic 18th century converted Cotton Mill to the front of the impressive four storey town house. From the outside it is apparent the building - which was designed and built in 2000, with a contemporary façade - was designed to mirror elements of this charming Georgian Mill opposite, creating a complimentary blend of old & new. Inside the house, there are expansive open-plan spaces for a sociable lifestyle, mixed with quiet intimate rooms for privacy and loads of storage throughout.

### Ground floor

Upon entering through the wooden front door, it opens into a large entrance hall and through the utility room to the right there is a doorway leading through a gym to a tandem garage fully equipped with an electric up & over door and benefits from power & lighting. The gym area could be utilised into additional living space or perhaps a studio or cinema room if desired. The utility/mud room, ideal after a woodland walk with muddy boots or paws, equipped with a wash basin along with space & plumbing for a washing machine/dryer. A door straight through leads to an adjoining downstairs cloakroom.

### First floor

Upstairs you will enter onto the first floor where the dramatic setting and views open with large, glazed doors to a south westerly facing balcony which sits at the end of the open plan living accommodation & frames the view of the surrounding countryside & river setting. Standing on the sun-drenched balcony with the awe-inspiring views of the River Avon & outstanding natural beauty, you can appreciate the wonders of living on the Rock Mill Lane development. Back inside the contemporary open plan accommodation includes a living room/dining room with wooden flooring. Adjoining this space and through a pair of wooden doors is a galley style kitchen overlooking the rock face & a pretty gravel area at the rear. This well-appointed kitchen benefits from birch modern cabinets, stainless steel double range gas oven, stainless steel splashback and extractor hood, space for tall fridge freezer, fitted microwave compartment, granite style worktops, ceramic black floor tiles and white ceramic wall tiles with mosaic border. At the rear of this space is a small hallway with solid wooden stairs to provide access to the rear door, along with a useful coats cupboard & a staircase rising to the second floor.

### Second floor

Following the stairs up to the second floor you will find two large double bedrooms, one of which being the master bedroom with built-in wardrobes, Juliette balcony to the front aspect overlooking the gardens and river, and adjoining En-suite with separate shower and full-size bath, chrome towel rail, and floor to ceiling ceramic style travertine tiles. The second bedroom on this floor is another beautiful, light, and airy space with rear aspect features, a characterful vaulted sloped ceiling, and Velux windows.

### Third floor

Stairs rise to the well-proportioned third floor and into the eaves you will find the final double bedroom and large family bathroom. The bedroom also benefits from built-in wardrobes, a storage area in the eaves, and another Juliette balcony to the front aspect. The family bathroom includes a full-size bath, toilet, and sink with floor to ceiling beige ceramic tiles and Velux window.













# STEP OUTSIDE

## 6 Rock Mill Lane

Outside the current owners have use of a gravelled patio area located at the rear of the property carved into the rock face along with the private first floor balcony, ideal for fresco dining or maybe a well-deserved glass of wine overlooking the river. There are two allocated parking spaces, a garage for storage or third vehicle & visitors parking.

The communal gardens are quite unique & comprise of immaculately lawned areas including a picnic area, two decked areas ideal for fresco dining with communal outdoor furniture & a communal barbeque alongside the river Avon. A bin store & exclusively owned four-acre woodland with a secret walkway through the woodland and across the fields to the neighbouring Saxon Mill Pub & restaurant and a boat deck for mooring your own canoe or boat. Finally, allotments are available with raised vegetable beds where residents are welcome to grow fruit and vegetables, all this to complete an idyllic country/riverside lifestyle.

Additional Important information:

There is also a management committee to maintain the extensive grounds and gardens with an annual fee per household of £1000.

Key features

- Stunning three double bedroom town house
- River frontage with own woodland
- Spacious sitting dining room
- Fitted kitchen and separate utility room
- Two generous bathrooms
- Gym room
- Integral garage
- Wonderful communal gardens
- Parking for two cars
- Walking distance to Leamington & Warwick







#### Location

'Rock Mill Lane is totally unique and a magnificent place to live with a friendly sense of community, and an idyllic yet convenient lifestyle where countryside meets town living'

Renowned for its Victorian painted stucco villas and beautiful regency houses, much of the charm of nineteenth-century planning can still be found in and around the town which is known as the Bath of the Midlands. Situated within walking distance of the Parade Royal Leamington Spa where you will find an array of good shopping, wonderful bars and restaurants and great schooling both state and private. Access to the Midland motorway network including M40 & M42 is close by via junctions 13 & 15. Trains into London Marylebone are from Leamington station and Birmingham International Airport is only ½ an hour away. In 2015 the historic town of Leamington Spa was voted the third best place to live in the UK by the Times national newspaper and in 2017 the paper named Leamington the happiest place to live. In 2018 the Times named neighbouring County town Warwick the best place to live in the UK so the area as a whole is becoming highly desirable and sort after. Many people are drawn to the area by the excellent schooling facilities available, shops, parks and surrounding countryside. After a visit to the town, it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the river Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in bloom winner the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room gardens, Mill gardens, The Dell and Newbold Comyn. The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon Avon. Leamington Spa is also just seven miles from the world-famous Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in twenty-six minutes.

#### Services

The property is understood to have mains water, gas, electricity, telephone and drainage.

#### Local Authority

Warwick District Council Tax Band: F

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950.

#### Website

For more information visit [www.fineandcountry.com/uk/](http://www.fineandcountry.com/uk/) Leamington-Spa

#### Opening Hours:

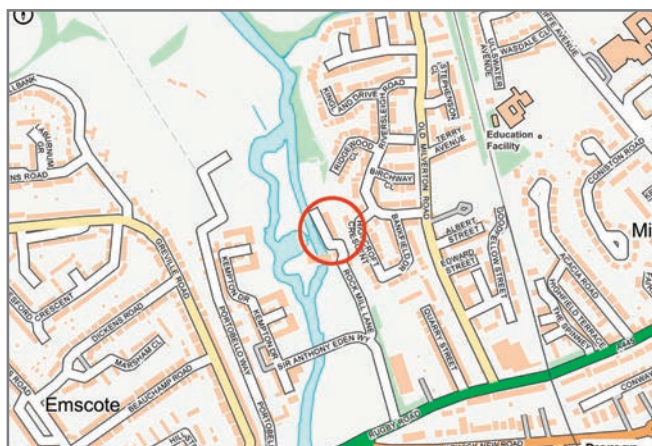
Monday to Friday 9.00 am - 5.30 pm

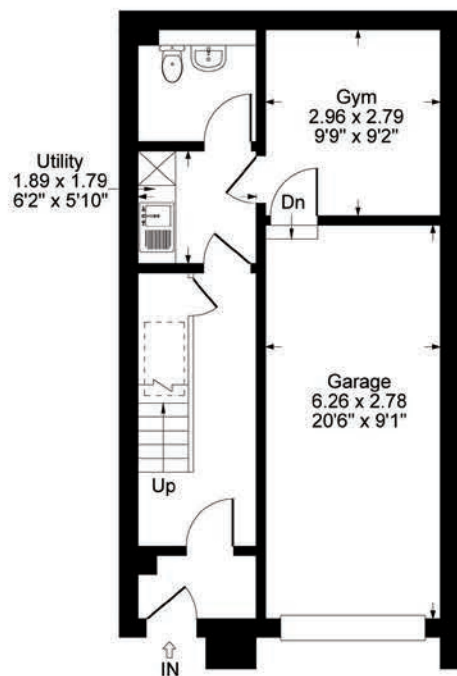
Saturday 9.00 am - 4.30 pm

Sunday by appointment only

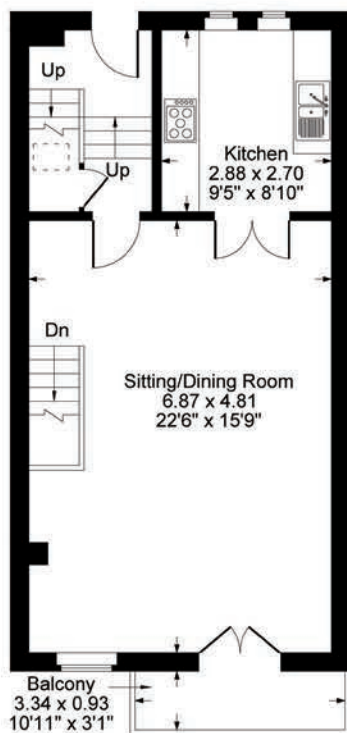
#### Directions

From the Parade turn left onto Dormer Place and take the third right onto the A452 and take your first left onto Portland Place West and turn left onto the Warwick New Road, continue for some distance and turn right onto the Rugby Road and take your first left onto Rock Mill Lane. Continue down Rock Mill Lane and bear right, as you reach the end of Rock Mill Lane bear right again which will take you to the Rock Mill Lane development.

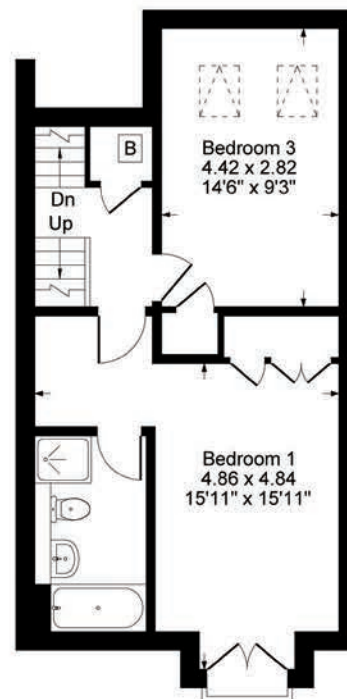




Ground Floor



First Floor



Second Floor



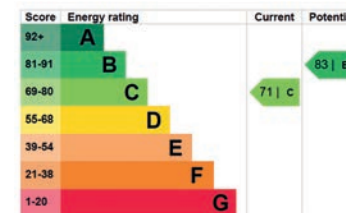
Third Floor

Approximate Gross Internal Area = 142.41 sq m / 1532.88 sq ft

Garage = 17.40 sq m / 187.29 sq ft

Total Area = 159.81 sq m / 1720.17 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.





**JAMES PRATT**  
ASSOCIATE ESTATE AGENT

*follow Fine & Country Leamington Spa on*



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